



## Apartment 24 Trinity Court Wake Green Road

Moseley, Birmingham, B13 9HW

Offers Over £200,000





**\*\* FANTASTIC FIRST FLOOR TWO BEDROOM APARTMENT IN PRESTIGIOUS DEVELOPMENT!! \*\*** We are pleased to offer this impressive first floor one bedroom apartment located in this prestigious gated development off the Wake Green Road in Moseley. Offering excellent access to the popular Moseley Village located within easy reach of all of it's associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. The accommodation on offer briefly comprises; gated grounds with secure allocated parking space, communal entrance, entrance hallway, open plan living/dining with open walkway into a modern fitted kitchen, bedroom one with inbuilt wardrobes, apartment bathroom and second bedroom. The property further benefits from double glazing and electric heating. Energy Efficiency Rating C. To arrange your viewing please call our Moseley office to fully appreciate the accommodation on offer.



### Approach

This two bedroom apartment is approached via secure entry gates opening into communal parking areas with allocated parking space for this apartment and secure front entry door opening into communal hallway with stairs rising to the first floor accommodation with front entry door opening into:

### Hallway

With Karndean flooring, wall mounted intercom system, wall mounted electric fuse box, wall mounted electric heater, ceiling spotlights, door opening into storage cupboard housing hot water tank and further doors opening into:

### Living/Dining Room

13'4" max x 5'6" max (4.06m max x 1.73.13m max)

With Karndean flooring, double glazed window to the side aspect, wall mounted storage heater, two ceiling light points and open walkway through to the kitchen.

### Kitchen

9'4" max x 6'5" max (2.86m max x 1.97m max)

With Karndean flooring, a selection of matching wall and base units, stainless steel sink unit with mixer tap over, ceiling spotlight points, double glazed obscured window to the rear aspect, integrated 'Bosch' oven with four ring induction hob and

extractor over, integrated fridge and freezer and integrated washer dryer.

### Bedroom One

13'9" x 9'7" (4.21m x 2.93m)

With doors opening into inbuilt wardrobe, wall mounted electric heater, double glazed window to the side aspect and ceiling light point.

### Bedroom Two

9'4" x 8'5" (2.87m x 2.58m)

With an obscured double glazed window to the rear aspect, ceiling spotlight points and wall mounted electric heater.

### Bathroom

6'4" x 6'0" (1.95m x 1.83m)

With tiling to walls, ceiling mounted extractor fan, ceiling spotlight points, wall mounted heated towel rail, wall mounted wash hand basin with mixer tap over, low flush WC, bath with mains power shower and rainfall shower attachment over and tiled flooring.

### Communal Gardens

Wrapping around the development and to the rear is a good size, sunny communal garden. The development further offers secure bike store and seating areas.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease remaining is approximately 130 years, the ground rent is £150.00 per annum and the service charges are approximately £2,268.00 per annum (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Apartment 24 Trinity Court, Wake Green Road Moseley, Birmingham, B13 9HW is Band D and the annual Council Tax amount is approximately £2,083.76 subject to confirmation from your legal representative.







## Floor Plan



## Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

## Energy Efficiency Graph

